

AGENDA: March 23, 2004

7.1

CATEGORY: New Business

DEPT.: Public Works

TITLE: Graham Reservoir and Field Construction Project—Approve Mitigated Negative Declaration, Plans and Specifications and Authorize Bid Package

RECOMMENDATION

1. Adopt the Mitigated Negative Declaration (MND) of Environmental Impact for the Graham Reservoir and Field Construction, consider the responses to the public notices and find that there is no substantial evidence on the basis of the whole record that the project, with mitigations, will have a significant effect on the environment, and that the MND reflects the City Council's judgment and analysis.
2. Adopt the Mitigation Monitoring and Reporting Plan (MMRP) for the project.

ACTING AS THE CITY COUNCIL AND SHORELINE REGIONAL PARK COMMUNITY

3. Create a new Capital Improvement Project (CIP), Graham Reservoir and Field Construction, with a budget of \$12.09 Million and appropriate and transfer funding for the new CIP as follows. (Five votes required)
 - \$9.42 million in bonds issued by the Water Fund.
 - \$1.67 million from the Shoreline Regional Park Community Fund.
 - \$1.00 million in contributions from the Mountain View-Whisman School District.
4. Approve the Graham Reservoir and Field Construction Project, including an eight-million-gallon reservoir, pumping station, appurtenances and play field improvements, and excluding field lighting from the project (see Alternative 2 on Page 4 and Attachment 1 relating to field lighting issue in the staff report).
5. Approve plans and specifications for Phase I—Increment 1—Mass Grading and authorize staff to advertise the project for bids.
6. Authorize the City Manager to award a construction contract for Phase I—Increment 1—Mass Grading to the lowest responsible bidder if the bid is at or below the Engineer's Estimate of \$1.90 million.

FISCAL IMPACT

The funding strategy for the Graham Reservoir and Field project consolidates funding from several sources. Staff presented the recommended financing plan to the City Council on February 10, 2004. The mass grading contract estimated at \$2.0 million can be funded from the Shoreline Regional Park Community Fund (\$1.67 million) and from bond proceeds (\$0.33 million). Staff will be returning to Council for authorization to issue the bonds in the future.

BACKGROUND AND ANALYSIS

Project Description

The Graham Reservoir and Field Construction project is a joint project between the City of Mountain View and the Mountain View-Whisman School District.

The base project includes an eight-million-gallon underground reservoir below the athletic fields, a groundwater well (if viable), pump station, pipes and other infrastructure to support the reservoir and well (if installed). The renovated athletic fields will include an all-weather regulation track and field, a soccer/football field, a soccer field, a baseball/softball field and basketball and volleyball courts. A rest room and equipment storage building is included in the project.

In the initial phases of the project design and in the environmental review, staff included the potential to light some or all of the play fields. Although the base project does not include field lighting, staff felt it was prudent to study this concept as one possible way to meet unmet field demand in the community and to maximize the use of the investment in the field renovation. Attachment 1 discusses proposed lighting concepts, residents' concerns, and nearby visual and noise impacts.

Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program

The California Environmental Quality Act of 1970 (CEQA) requires public agencies to disclose and consider the environmental implications of their actions. CEQA, its implementation guidelines and relevant court decisions have established a detailed set of environmental review procedures that must be followed to achieve compliance with environmental law.

In accordance with CEQA, an Initial Study was prepared for this project and it was determined that all potential environmental impacts can be mitigated to less than significant levels. Subsequently, copies of the Initial Study and Mitigated Negative Declaration

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(ISMND) and a Notice of Completion and Environmental Document Transmittal were transmitted to the State Clearinghouse for circulation and review. Notices of the ISMND availability were

also sent to owners and occupants of property contiguous to the project site as shown on the latest equalized assessment roll. In addition, a Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the County of Santa Clara Office of the County Clerk-Recorder and on- and off-site near the project area, and mailed to owners and occupants. A public meeting was held on February 26, 2004, during the public review period, to seek public comments on the project and the ISMND. The public review period, which closed on March 15, 2004, has produced comments and letters. The staff response to issues raised is contained in the Summary of Public Comments and Responses (Attachment 2). Staff has fulfilled all the noticing requirements for this project.

The MMRP was also prepared to comply with CEQA Section 15074(d), which requires that when adopting an MND, the lead agency shall also adopt a program for reporting on or monitoring the changes, which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

The CEQA documents, including the ISMND and MMRP, are available for review in the Public Works Department.

Community Outreach and Comment

An initial meeting was held in May 2001 to advise nearby residents that the City and School District were beginning negotiations to install a water reservoir tank and pump station on the Graham Middle School play field and to present the proposed project. Three residents attended the meeting. With negotiations nearing completion in June 2003, contracts were issued for design and environmental documentation of the project. Subsequently, two neighborhood meetings were convened to discuss the project. The first was on November 17, 2003 (23 attendees) and the second was on February 26, 2004 (34 attendees) during the 30-day public review period of the ISMND. The two major concerns from the public are field lighting and noise associated with nighttime athletic activities. At the request of the neighbors, a fourth meeting is scheduled for March 20, 2004 to review the recommendations in this report prior to the March 23, 2004 City Council meeting.

Approval of Plans and Specifications for the Initial Bid Package

The Graham project will be separated into three bid packages to take advantage of the school's summer break, expedite the project and restore the school play fields as quickly as possible. The three bid packages are: Phase I—Increment 1—Mass Grading, Phase I—Increment 2—Graham Reservoir and Phase II—Graham Middle School Athletic Field Renovation.

The bid package for mass grading is the most time-critical. Because of high off-haul trucking volume, the goal is to accomplish the majority of project earthwork during the summer/early fall of 2004 to mitigate impacts to the school's operation. Plans and specifications for the first bid package, Phase I—Increment 1—Mass Grading, are complete and have been approved and permitted by the Division of the State Architect. Bid opening is scheduled for April 28, 2004 and construction to begin June 14, 2004.

Bond Funding

On June 13, 2000, the City Council adopted a resolution declaring intention to reimburse expenditures for this reservoir project from the proceeds of a future bond issue. This resolution will allow the City to incur expenditures and be reimbursed from bond proceeds issued at a future date. The bonds will be issued by the Water Fund and secured by water rates. Previous water rate modifications have already incorporated the required debt service for this bond issue. Therefore, it is anticipated there will be no future rate increase related to this water project. Staff will be returning to Council for authorization to issue the bonds in the future.

ALTERNATIVES

1. Bid Total Project—Bidding the project as one package would delay the project one year because final plans and specifications for the reservoir and athletic field will not be completed in time for construction to begin in summer 2004. This alternative is not recommended.
2. Add Field Lighting—This will increase the number of lighted play fields throughout the City; however, neighborhood residents strongly object to visible lights and noise from play after dark. If the Council wishes to include lighting as part of the project, the following operational parameters could be developed to minimize the impact to the neighbors and should be included in the MMRP. These operational approaches include: (1) limiting hours of use to 8:30 p.m. nightly, and/or (2) allowing lights only in the fall/winter. Lights would be used only in conjunction with a City-approved field use permit; otherwise, they would remain off. If the lights are added to the base project, Community Services staff will develop an operation plan for City Council consideration at a future meeting. Because of opposition to the lights from the neighbors, this alternative is not recommended.

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PUBLIC NOTICING—Agenda posting.

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NL/9/CAM
704-03-23-04M-E^

Attachments: 1. Impacts of Potential Field Lights and Evening Field Use
2. Summary of Public Comments and Responses
3. Initial Study
4. Mitigated Negative Declaration
5. Mitigation Monitoring and Reporting Plan

cc: Mrs. Rebecca Wright, Chief Financial Officer—Mountain View-Whisman School District

PWD, CSD, APWD—Ko, POSM, EEM, USM, SAA—Irwin, PCE—Kagiyama, PCE—Le,
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